



## 10 Munroe Close

Hull

HU8 0AX

£150,000

NO CHAIN INVOLVED! A modern, 2 Bedroom semi detached house which must be viewed to appreciate the very well maintained and beautifully presented accommodation. Benefits include gas radiator central heating (new boiler installed September 2023), uPVC double glazing and the property enjoys well-kept gardens to the front and rear together with a side drive leading to a Detached Garage. The property which is in "ready-to-move" condition, briefly comprises the following accommodation:- Entrance Porch leading to delightful Lounge, fitted Dining Kitchen, Conservatory and on the first floor, 2 Bedrooms (both with fitted furniture) and Bathroom/WC. Situated in a pleasant cul-de-sac setting in this popular residential location.





## Property Features

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- Modern Semi Detached House
- Well-Kept Gardens
- 2 Bedrooms (Both With Fitted Furniture)
- Side Drive/Detached Garage
- Conservatory
- Viewing Essential
- Gas Central Heating/uPVC Double Glazing
- No Chain Involved

## Full Description

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### LOCATION

The property is situated in this modern residential area lying to the east side of Hull and within a cul-de-sac setting. This delightful, modern residential area provides good access for local amenities including shops, public transport and convenient travelling distance for Hull city centre. The house is also in the catchment area for popular Gillshill and Cavendish Primary and Malet Lambert Senior High Schools.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE LOBBY

With a uPVC double glazed entry door and matching uPVC double glazed windows, laminate flooring, single central heating radiator.

##### LOUNGE

17' 6" x 12' 11" (5.33m x 3.94m)

With uPVC double glazed window which overlooks the front, entry door, feature fire surround and hearth with gas fire, cornice to artex ceiling, laminate flooring, single central heating radiator, TV point.

##### FITTED DINING KITCHEN

13' 2" x 9' 1" (4.01m x 2.77m)

With a resin single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, laminate flooring, walls are artexed, cornice to artex ceiling, single central heating radiator, freestanding oven and hob, dishwasher, plumbing for automatic washing machine, uPVC double glazed window which overlooks the rear, wall-mounted boiler serving central heating and hot water.

##### CONSERVATORY

10' 3" x 7' 6" (3.12m x 2.29m)

Of uPVC construction with laminate flooring, obscured uPVC double glazed windows to the side, uPVC double glazed French doors leading to the rear garden and further uPVC double glazed door leading to the side.

##### FIRST FLOOR

##### LANDING

With access to the roof void area which has a drop-down ladder leading to:-

##### LOFT SPACE

With skylight window.

##### BEDROOM 1

11' 1" x 9' 7" (3.38m x 2.92m)



## Full Description

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Measurement excludes door-well and fitted wardrobes. With uPVC double glazed window overlooking the front, single central heating radiator, fitted furniture down one wall including wardrobes, cupboards and drawers, matching freestanding bedside cabinets, cornice to the ceiling, laminate flooring.

### BEDROOM 2

13' 0" x 9' 0" (3.96m x 2.74m)

With fitted furniture including wardrobes, corner shelving display unit, uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling.

### BATHROOM

7' 11" x 4' 9" (2.41m x 1.45m)

With a panelled bath, pedestal wash hand basin, low level WC, tiled areas, uPVC obscured double glazed window which overlooks the side, built-in linen cupboard, wall-mounted heated towel rail/radiator.

### OUTSIDE

To the front of the property there is an attractive garden laid to lawn with flowerbeds, tree, various bushes and wrought-iron fencing. A side drive leads to a:-

### CONCRETE-SECTIONAL DETACHED GARAGE

17' 11" x 7' 6" (5.46m x 2.29m)

With up-and-over door, personal side door and power and lighting connected.

### REAR GARDEN

To the rear, there is an attractive garden with lawn, flowerbeds and

fencing on the perimeters. There is also a decking area, electrical sockets and external tap.

The property also benefits from a security alarm system.

### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

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Monday to Friday 9am to 5pm  
Saturday 10am to 1pm.









DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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